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Specializing in Rural Real Estate
Selling Properties!

SOLD!



FOR SALE: CLAY COUNTY 120+- ACRES

PROPERTY DETAILS

Address: East Asbury Lane, Clay City IL

List Price: \$2,000 Per Acre

Hunt Property with Income! If you ever wanted a nice hunting patch worth the money, look no further! This 120 Acres is located in Section 35 of Clay City North approximately 3 miles SE of Clay City. 98% of this parcel is on the east side of Little Muddy Creek. This parcel has 16.4 acres in CRP program CP-22 (tree program) paying \$215.60 per acre until 09-30-2025 (\$3,536.00 annually). This is a great hunting tract with scattered oil field roads. This one is priced right!! CRP and some timber value, great locations for food plots and 80% of the property is **unaffected by the oil field activities. We know people don't like the oil field roads, tanks, etc., we don't either. Look at it this way, figure on buying 100 acres and getting the 20 for free where the oil activities exist. Great deer and turkey hunting! Make us an offer! Lets get the ball rolling. Adjacent to this parcel is an additional 40 acres, which has a creek between them. Very remote and located in a huge river bottom with untold amounts of thick brush. Any day in November could potentially produce a Boone'er here!** From the East in Richland County, take Ebenezer Lane (600N) across the Big Muddy Creek until you come to a "Y" in the road. Turn left or south at the "Y" and go 7/10ths of a mile and you will enter the property in the NW corner. This same road travels along the entire west side of the property. We suggest an ATV for the first time in.

Listing 1936L

CONTACT:

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